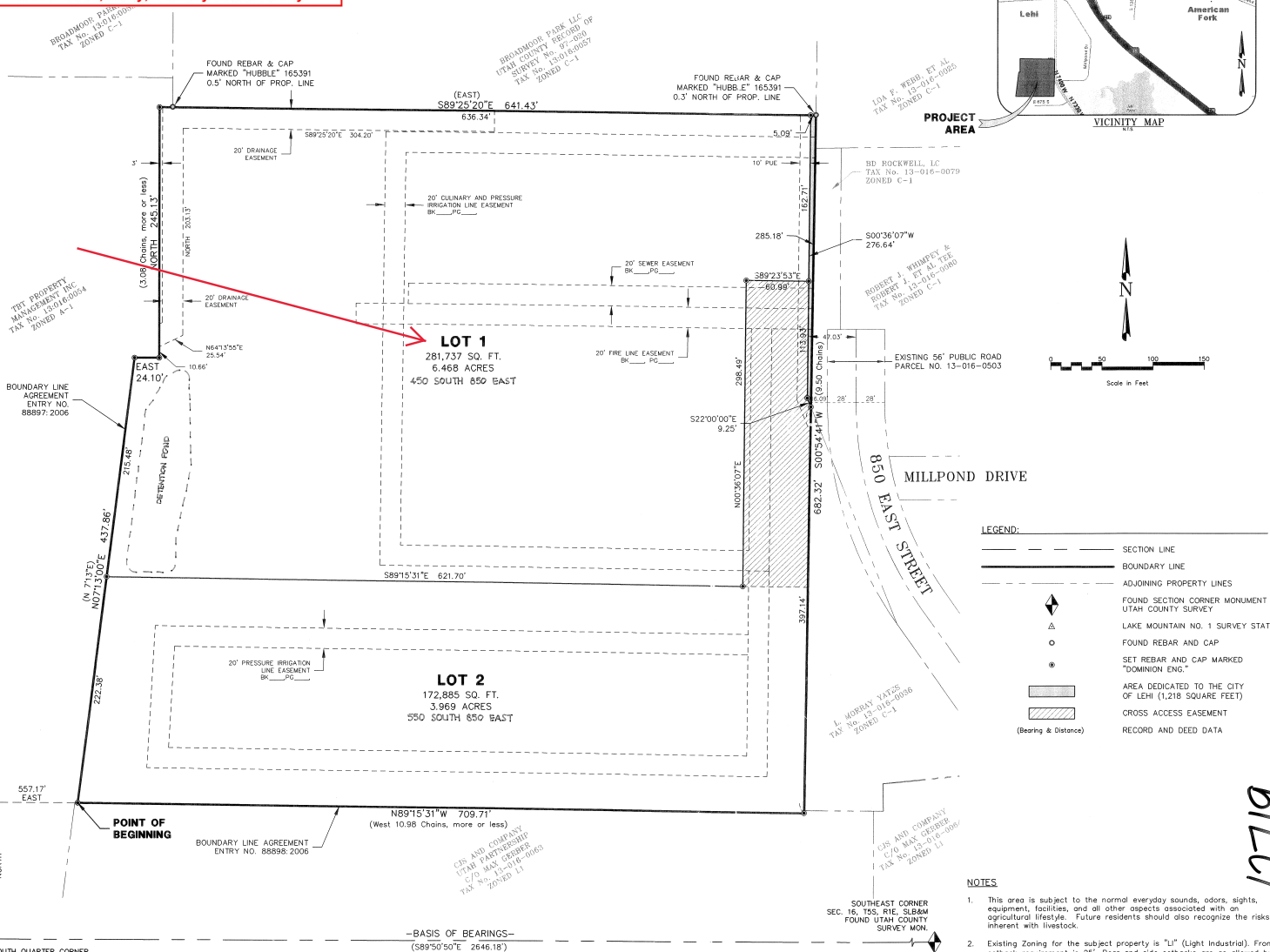
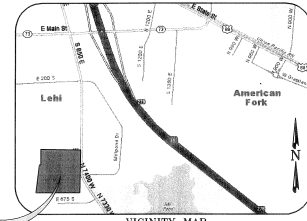


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

S & K INDUSTRIAL SUBDIVISION

LEHI CITY, UTAH COUNTY, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST S.L.B. & M.



SURVEYOR'S CERTIFICATE

I, James Dale Pitkin, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah and that I hold certificate number 171546 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah Code, and have verified measurements shown, and have subdivided said property into lots and streets hereafter to be known as S & K INDUSTRIAL SUBDIVISION and that the same has been surveyed and monuments have been placed on the ground as shown hereon.

Date August 22, 2007

James D. Pitkin
James D. Pitkin, PLS.
License No. 171546

BOUNDARY DESCRIPTION

A parcel of land identified as Property Serial No. 13.016.0058 located in the Southeast Quarter of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING at a point of intersection with two Boundary Line Agreements (Entry No. 88897-2006 & Entry No. 88898-2006) which is 1252.78 feet North and 557.17 feet East from the South Quarter corner of said Section 16 (the basis of bearings is South 89°50'50" East between the South Quarter corner and Southeast corner of said Section 16) and running thence along said Boundary Line Agreement (Entry No. 88898-2006) the following three (3) courses, 1) North 07°13'00" East 437.86 feet; 2) East 24.10 feet; 3) North 245.13 feet; thence South 89°25'20" East 641.43 feet; thence South 00°54'41" West 682.32 feet to a point of intersection with said Boundary Line Agreement (Entry No. 88897-2006); thence North 89°15'31" West 709.71 feet along said line to the POINT OF BEGINNING.

Contains 455,840 square feet or 10.46 acres, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 22ND DAY OF August, A.D. 2007

Michael T. Moss
Karate Holdings, LLC
Scott D. Smoother
Scott Group, LLC

ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF SALT LAKE, s.s.
ON the 22ND DAY OF August, A.D. 2007, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF SALT LAKE, s.s.
ON the 22ND DAY OF August, A.D. 2007, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE city council of Lehi, City COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 14TH DAY OF July, A.D. 2007.

APPROVED: _____ ENGINEER (See Seal Below)
ATTEST: _____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS 12TH DAY OF July, A.D. 2007, BY THE LEHI CITY PLANNING COMMISSION

DIRECTOR-SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

S & K INDUSTRIAL SUBDIVISION

LEHI CITY, UTAH COUNTY, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST S.L.B. & M.
COMMERCIAL SUBDIVISION

LEHI CITY, UTAH COUNTY, UTAH
SCALE: 1"=50 FEET

SURVEYOR'S SEAL: JAMES DALE PITKIN, LICENSE NO. 171546, STATE OF UTAH

NOTARY PUBLIC SEAL: _____

CITY-COUNTY ENGINEER SEAL: _____

CLERK RECORDER SEAL: _____

- LEGEND:**
- SECTION LINE
 - BOUNDARY LINE
 - ADJOINING PROPERTY LINES
 - FOUND SECTION CORNER MONUMENT UTAH COUNTY SURVEY
 - LAKE MOUNTAIN NO. 1 SURVEY STATION
 - FOUND REBAR AND CAP
 - SET REBAR AND CAP MARKED "DOMINION ENG."
 - AREA DEDICATED TO THE CITY OF LEHI (1,218 SQUARE FEET)
 - CROSS ACCESS EASEMENT
 - RECORD AND DEED DATA

- NOTES**
- This area is subject to the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock.
 - Existing Zoning for the subject property is "LI" (Light Industrial). Front setback requirement is 25'. Rear and side setbacks are as allowed by UBC.
 - Detention pond capacity is 6,683 c.f.
 - Permanent detention facility to be owned and maintained by the owners of this property not to be altered without approval by Lehi City Council and City Engineer.
 - The accesses are to be shown on the approved S&K Industrial Site Plan.
 - The Site Plan approved August 24, 2006 needs to be bonded before this plat can be recorded.

AREA TOTALS

LOT 1	6.468 ACRES
LOT 2	3.969 ACRES
ROAD DEDICATION	0.028 ACRES
BOUNDARY TOTAL	10.465 ACRES

PREPARED BY: **Dominion Engineering Associates, L.L.C.**
5504 South Green Street
Murray, Utah 84123 801-713-3000

DEVELOPER: **THE SCOTT GROUP**
370 S. 500 E., SUITE 250
CLEARFIELD, UTAH 84015
SCOTT MYERS
(801) 525-3000

